

**DEFAULT O/E JAD**

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

IN RE:

Janet C. Flaherty,

Debtor.

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Carmen J. Polaritz,

Movant,

v.

Janet C. Flaherty, Debtor, and Ronda J.  
Winnecour, Trustee,

Respondents.

Bankruptcy Case No. 16-22227-JAD

Chapter No. 13

Doc. # 179

FILED  
12/29/21 2:27 pm  
CLERK  
U.S. BANKRUPTCY  
COURT - WDPA

**ORDER OF COURT**

AND NOW, this 29th day of December, 2021, it is hereby

ORDERED, ADJUDGED and DECREED that the Motion for Relief from the Automatic Stay is granted; and

IT IS FURTHER ORDERED, ADJUDGED and DECREED that the Movant, Carmen J. Polaritz, is hereby granted relief from the Automatic Stay so that the Movant may proceed with the quiet title/reformation action pending at No. GD-21-008614 in the Court of Common Pleas of Allegheny County, Pennsylvania to allow the Judge in the Court of Common Pleas to reform the legal description of the Property, located at 334 and 336 North Balph Avenue, Pittsburgh, PA, in the Deeds in the chain of title therefor and to confirm the Movant's full fee simple ownership

interest in the aforesaid Property and to clear the cloud upon the Movant's title to the said Property;  
and

IT IS FURTHER ORDERED, ADJUDGED and DECREED that Bankruptcy Rule 4001(a)(3) is not applicable and Movant is permitted to immediately proceed with the above-referenced quiet title/reformation action pending at No. GD-21-008614 in the Court of Common Pleas of Allegheny County, Pennsylvania, and seek all other relief available under any non-bankruptcy law with respect to the aforementioned Property;

IT IS FURTHER ORDERED, ADJUDGED and DECREED that the above-captioned bankruptcy case and these bankruptcy proceedings and any discharge received by Debtor in this bankruptcy case shall not affect the Movant's title to the aforementioned Property and/or the outcome of the above-referenced quiet title/reformation action pending at No. GD-21-008614 in the Court of Common Pleas of Allegheny County, Pennsylvania.

BY THE COURT:

A handwritten signature in black ink, appearing to be "JAD", is written over a horizontal line. To the right of the signature, the letters "jsf" are printed.

United States Bankruptcy Judge  
Jeffery A. Deller

In re:  
Janet C. Flaherty  
Debtor

Case No. 16-22227-JAD  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0315-2  
Date Rcvd: Dec 29, 2021

User: mgut  
Form ID: pdf900

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 31, 2021:

Recip ID	Recipient Name and Address
db	+ Janet C. Flaherty, 534 Seavey Road, Pittsburgh, PA 15209-1840

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 31, 2021

Signature: /s/Joseph Speetjens

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 29, 2021 at the address(es) listed below:

Name	Email Address
Bradley A. King	on behalf of Interested Party Carmen J Polaritz bking@kingguidylaw.com
Brian Nicholas	on behalf of Creditor UMB Bank National Association, not in its individual capacity, but solely as Legal Title Trustee for LVS Title Trust XII bnicholas@kmlawgroup.com
James P. Valecko	on behalf of Creditor LSF9 MASTER PARTICIPATION TRUST jvalecko@weltman.com PitEcf@weltman.com
Jeffrey R. Hunt	on behalf of Creditor Township of Shaler jhunt@grblaw.com
Jeffrey R. Hunt	on behalf of Creditor Allegheny County jhunt@grblaw.com
Maria Miksich	

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on behalf of Creditor LSF8 MASTER PARTICIPATION TRUST mmiksich@kmlawgroup.com

Michael C. Eisen

on behalf of Debtor Janet C. Flaherty attorneyeisen@yahoo.com aarin96@hotmail.com

Office of the United States Trustee

ustpregion03.pi.ecf@usdoj.gov

Peter J. Ashcroft

on behalf of Creditor Duquesne Light Company pashcroft@bernsteinlaw.com  
ckutch@ecf.courtdrive.com;acarr@bernsteinlaw.com

Ronda J. Winnecour

cmecf@chapter13trusteedpa.com

S. James Wallace

on behalf of Creditor Peoples Natural Gas Company LLC ecfpeoples@grblaw.com, Equitablebankruptcy@peoples-gas.com

Sarah Kathleen McCaffery

on behalf of Creditor LSF8 MASTER PARTICIPATION TRUST BY CALIBER HOME LOANS, INC  
bankruptcy@powerskirm.com

Sindi Mncina

on behalf of Creditor LSF8 MASTER PARTICIPATION TRUST smncina@rascrane.com

Thomas Song

on behalf of Creditor LSF8 MASTER PARTICIPATION TRUST et.al. pawb@fedphe.com

Thomas Song

on behalf of Creditor LSF8 MASTER PARTICIPATION TRUST BY CALIBER HOME LOANS, INC pawb@fedphe.com

TOTAL: 15